

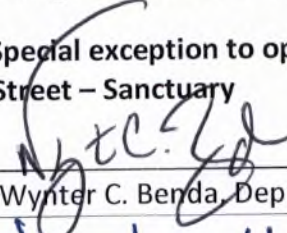


To the Honorable Council
City of Norfolk, Virginia

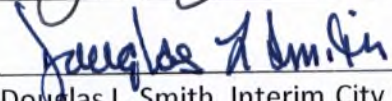
April 11, 2017

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Special exception to operate an eating and drinking establishment at 109 Addison Street – Sanctuary**

Reviewed: 
Wynter C. Benda, Deputy City Manager

Ward/Superward: 2/6

Approved: 
Douglas L. Smith, Interim City Manager

Item Number:

C-9

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception to operate an eating and drinking establishment.
- IV. **Applicant:** P. Trey Hannah
- V. **Description:**
 - The site is located in the Downtown NEON district at the southwest corner of Addison Street and Moseley Lane, which primarily function as service lanes for the rear of buildings that front along the eastern side of the 800 block of Granby Street, which is primarily developed with a mix of commercial uses with some residential and institutional uses.
 - The applicant proposes to operate a new eating and drinking establishment in a space that has previously been used as office and storage space.

	Proposed
Hours of Operation and Hours for the Sale of Alcohol	8:00 a.m. until 2:00 a.m., Seven days a week
Seating	25 seats indoors 30 seats outdoors 58 total capacity

- VI. **Historic Resources Impacts:**

The building is a contributing structure within the Norfolk Auto Row Historic District, which is a National and State registered historic district.
- VII. **Public Schools Impacts:**

According to the *Existing ABC Establishments and Norfolk Public Schools Proximity Map* (see attached), the proposed property is not within 1,000 feet of a Norfolk Public School.

Staff contact: Matthew Simons at (757) 664-4750, matthew.simons@norfolk.gov

Attachments:

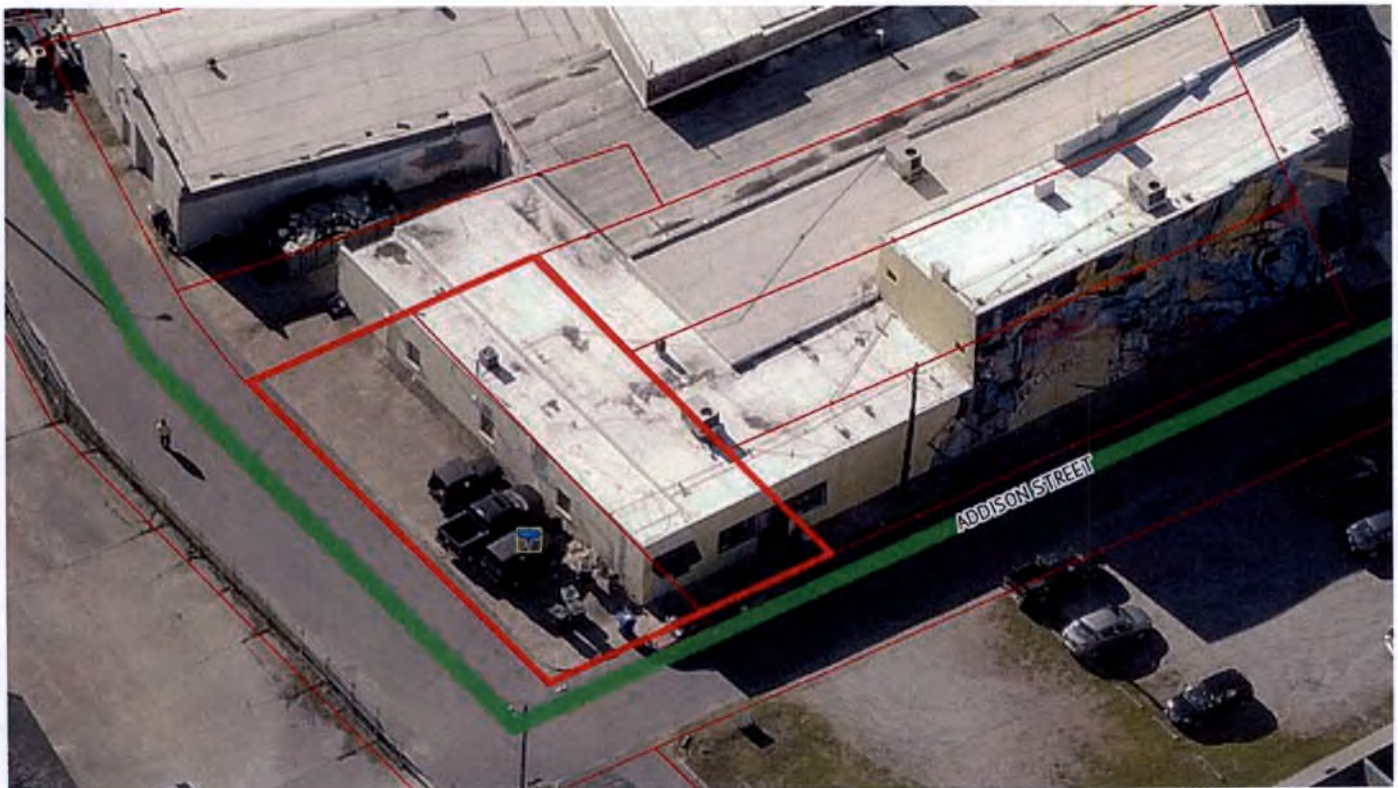
- Proponents and Opponents
- Staff Report to CPC dated March 23, 2017 with attachments
- Ordinance

Planning Commission Public Hearing: March 23, 2017

Executive Secretary: George M. Homewood, FAICP, CFM

Planner: Matthew Simons, AICP, CZA, CFM

Staff Report	Item No. 11	
Address	109 Addison Street	
Applicant	Sanctuary	
Requests	Special Exception	Eating and drinking establishment
Property Owner	Eight-O-Four-814 Granby St LLC	
Site Characteristics	Site/Building Area	2,424 sq. ft./800 sq. ft.
	Future Land Use Map	Downtown
	Zoning	D-4 (Downtown Arts and Design District)
	Neighborhood	Downtown
	Character District	Downtown
Surrounding Area	North	D-4: Retail Alliance, Urban Discovery Ministries, Inc.
	East	D-4: Sentry gas station
	South	D-4: Vacant warehouse
	West	D-4: Art Studio, vacant retail, Amplified IT offices



A. Summary of Request

- The site is located in the Downtown NEON district at the southwest corner of Addison Street and Moseley Lane, which primarily function as service lanes for the rear of buildings that front along the eastern side of the 800 block of Granby Street, which is primarily developed with a mix of commercial uses with some residential and institutional uses.
- The applicant proposes to operate a new eating and drinking establishment in a space that has previously been used as office and storage space.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Downtown.

C. Zoning Analysis

i. General

The site is located in D-4 (Downtown Arts and Design District) zoning district, which permits the proposed use with a special exception.

	Proposed
Hours of Operation and Hours for the Sale of Alcohol	8:00 a.m. until 2:00 a.m., Seven days a week
Seating	25 seats indoors 30 seats outdoors 58 total capacity

ii. Parking

- The parking regulations for an eating and drinking establishment within the Downtown Character District require one space per 250 square feet.
- Given the proposed eating and drinking establishment is 800 square feet, it is required to accommodate three off-street parking spaces, which are provided to the east of the building along Moseley Lane.
 - On-street parking is also available along Addison Street and portions of Moseley Lane directly adjacent to the proposed establishment.
- Two bike racks will be provided on-site.

iii. Flood Zone

The property is located in the X (Shaded) Flood Zone which is a low to moderate-risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers (ITE) figures estimate that this restaurant will generate 112 new vehicle trips per day

- Based upon ITE data, the two existing offices on the site would be expected to generate 9 weekday trips while the proposed new restaurant would be expected to generate 121 trips on weekdays.
- Granby Street adjacent to the site is not identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- The site is near transit services with Hampton Roads Transit bus routes 2 (Hampton) operating along East Virginia Beach Boulevard near the site.
- Granby Street near to the site is an identified priority corridor in the *City of Norfolk Bicycle and Pedestrian Strategic Plan*.

E. Historic Resources Impacts

The building is a contributing structure within the Norfolk Auto Row Historic District, which is a National and State registered historic district.

F. Public Schools Impacts

According to the *Existing ABC Establishments and Norfolk Public Schools Proximity Map* (see attached), the proposed property is not within 1,000 feet of a Norfolk Public School.

G. Environmental Impacts

- There are no opportunities for landscaping on this site.
- A trashcan enclosure will be installed adjacent to the rear edge of the building, with a six-foot solid wood fence with a locking gate.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

No entertainment is proposed and the proposed conditions should ensure that the establishment has no negative impacts on the area.

J. Payment of Taxes

The owner of the property is current on all real estate taxes.

K. Civic League

Notice was sent to the Downtown Norfolk Civic League and Downtown Norfolk Council on February 7.

L. Communication Outreach/Notification

- Legal notice was posted on the property on February 14.
- Letters were mailed to all property owners within 300 feet of the property on March 8.
- Legal notification was placed in *The Virginian-Pilot* on March 9 and March 16.

M. Recommendation

Staff recommends that the special exception be **approved**, subject to the following conditions:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 8:00 a.m. until 2:00 a.m. the following morning, seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 25 seats indoors, 30 seats outdoors, and the total occupant capacity, including employees, shall not exceed 58 people. The use authorized by this Special Exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.
- (c) No smoking shall be permitted anywhere in the outdoor dining area. Signage notifying patrons of this restriction shall be conspicuously posted.
- (d) Unless dedicated off-lot parking is secured for the outdoor dining area sufficient to meet the requirements of section 15-5.1, *Off-lot parking*, of the *Zoning Ordinance of the City of Norfolk, 1992*, as amended, no portion of the outdoor dining area shall be enclosed, heated or cooled, and any covering must leave the dining space open on at least two sides.
- (e) The site shall conform with and maintain the following site conditions and no business license shall be issued until the following conditions have all been implemented fully on the site:
 - i. If a solid waste receptacle is situated on the site, it shall be positioned along the rear of the building in a location that does not interfere with access to any parking space, impede use of the vehicular drive aisle, or encroach into any required buffer yard or setback. The receptacle shall be surrounded by a six (6) foot tall wooden privacy fence with a locking gate.
 - ii. Two bicycle parking spaces shall be provided on the site.
- (f) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (g) The establishment shall maintain a current, active business license at all times while in operation.

- (h) The establishment shall remain current on all food and beverages taxes and other local taxes which may become due while it is in operation.
- (i) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (j) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (k) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (l) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (m) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (n) In addition to the ABC manager or supervisor, the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (o) There shall be no entertainment, no dancing, and no dance floor provided.

- (p) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (q) No patrons or guests shall be charged a cover charge or fee for entry to the establishment.
- (r) A copy of this Adult Use Special Exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this Adult Use Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Attachments

General standards and considerations for special exception uses

Overview Map

Location Map

Zoning Map

1000' radii map of similar ABC establishments and Norfolk Schools

Application

Notification list of all property owners within 300 feet of the site

Notice to the Downtown Norfolk Civic League and Downtown Norfolk Council

25-7 - General standards and considerations for special exception uses.

No application for a special exception shall be approved unless the city council, after review of the recommendation of the planning commission, shall determine that the proposed special exception use is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the special standards for specific uses. No application for a special exception shall be recommended or granted pursuant to this chapter unless the application is determined to be in compliance with the following:

- 25-7.1 *Compliance with ordinance and district purposes.* The proposed use and development will be in harmony with the objectives and policies of the adopted general plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established.
- 25-7.2 *No substantial impairment of property value.* The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.
- 25-7.3 *No undue adverse impact.* The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts.
- 25-7.4 *No interference with surrounding development.* The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- 25-7.5 *Adequate public facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools.
- 25-7.6 *No traffic congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- 25-7.7 *No destruction of significant features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- 25-7.8 *No pollution of environment.* The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated.
- 25-7.9 *No negative cumulative effect.* The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole.
- 25-7.10 *Compliance with standards.* The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use.
- 25-7.11 *Payment of real estate taxes.* No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.


Proponents and Opponents


Proponents

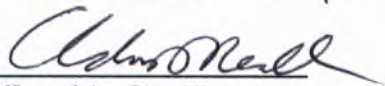
Trey Hannah – Applicant
9444 Wells Parkway
Norfolk, VA 23503

Opponents

None

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "SANCTUARY" ON PROPERTY LOCATED AT 109 ADDISON STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Atmosphere, LLC authorizing the operation of an eating and drinking establishment named "Sanctuary" on property located at 109 Addison Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 30 feet, more or less, along the southern line of Addison Street and 82 feet, more or less, along the western line of Moseley Lane; premises numbered 109 Addison Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be limited to 8:00 a.m. until 2:00 a.m. the following morning, seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 25 seats indoors, 30 seats outdoors, and the total occupant capacity, including employees, shall not exceed 58 people. The use authorized by this Special Exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.
- (c) No smoking shall be permitted anywhere in the outdoor dining area. Signage notifying patrons of

this restriction shall be conspicuously posted.

- (d) Unless dedicated off-lot parking is secured for the outdoor dining area sufficient to meet the requirements of section 15-5.1 the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no portion of the outdoor dining area shall be enclosed, heated or cooled, and any covering must leave the dining space open on at least three sides.
- (e) The following improvements shall be constructed or installed on the site and no business license shall be issued until these improvements have been fully implemented:
 - (1) If a solid waste receptacle is situated on the site, it shall be positioned along the rear of the building in a location that does not interfere with access to any parking space, impede use of the vehicular drive aisle, or encroach into any required buffer yard or setback. The receptacle shall be surrounded by a six (6) foot tall wooden privacy fence with a locking gate.
 - (2) Two bicycle parking spaces shall be provided on the site.
- (f) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (g) The establishment shall maintain a current, active business license at all times while in operation.
- (h) The establishment shall remain current on all food and beverages taxes and other local taxes which may become due while it is in operation.

- (i) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (j) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (k) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (l) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (m) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is

not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.

- (n) In addition to the ABC manager or supervisor, the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (o) There shall be no entertainment, no dancing, and no dance floor provided.
- (p) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (q) No patrons or guests shall be charged a cover charge or fee for entry to the establishment.
- (r) A copy of this Adult Use Special Exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this Adult Use Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (4 pages)



EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 02/06/17

Trade name of business Sanctuary

Address of business 109 Addison St

Name(s) of business owner(s)* Atmosphere, LLC - Parrish T Hannah

Name(s) of property owner(s)* 804-814 Granby Street, LLC - Pam Kloeppel

Daytime telephone number (757) 583-8755

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

<u>Facility</u>			<u>Alcoholic Beverage Sales</u>		
Weekday	From <u>8am</u>	To <u>2am</u>	Weekday	From <u>8am</u>	To <u>2am</u>
Friday	From <u>8am</u>	To <u>2am</u>	Friday	From <u>8am</u>	To <u>2am</u>
Saturday	From <u>8am</u>	To <u>2am</u>	Saturday	From <u>8am</u>	To <u>2am</u>
Sunday	From <u>8am</u>	To <u>2am</u>	Sunday	From <u>8am</u>	To <u>2am</u>

2. Type of ABC license applied for (check all applicable boxes)
☒ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for
☒ Beer ☒ Wine ☒ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?
(Entertainment consists of anything more than one, unamplified musician)
☐ Yes (Different application required) ☒ No

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

Exhibit A – Page 2
Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

6b. Which days of the week will there be a cover charge (circle all applicable days)?

☐ Monday ☐ Tuesday ☐ Wednesday ☐ Thursday ☐ Friday

☐ Saturday ☐ Sunday

7. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

7a. If yes, explain
I would like to allow a patron to reserve a portion or all of the
facility for a private party. Any private event will be required to use
our staff.

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

9. Will there ever be a minimum age limit?
☒ Yes ☐ No

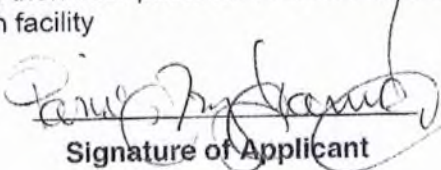
Exhibit A – Page 3
Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

I am looking to create a plain, uncluttered Gallery environment. We will ~~serve a simplified fresh menu that will not require a hood. I own a property in the 400 block of Granby Street and ran a Retail/Desert/Coffee operation there for 5 years. I also ran Hallmark Greeting Card store for 27 years~~

Note:
underline
not
intentional.
(initials)

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility


Signature of Applicant

**Exhibit A – Floor Plan(s) Worksheet
Eating and Drinking Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Outdoor seating
 - Total maximum capacity (including employees)

Total capacity

a. Indoor

Number of seats (not including bar seats)

Number of bar seats

Standing room

8
17

b. Outdoor

Number of seats

30

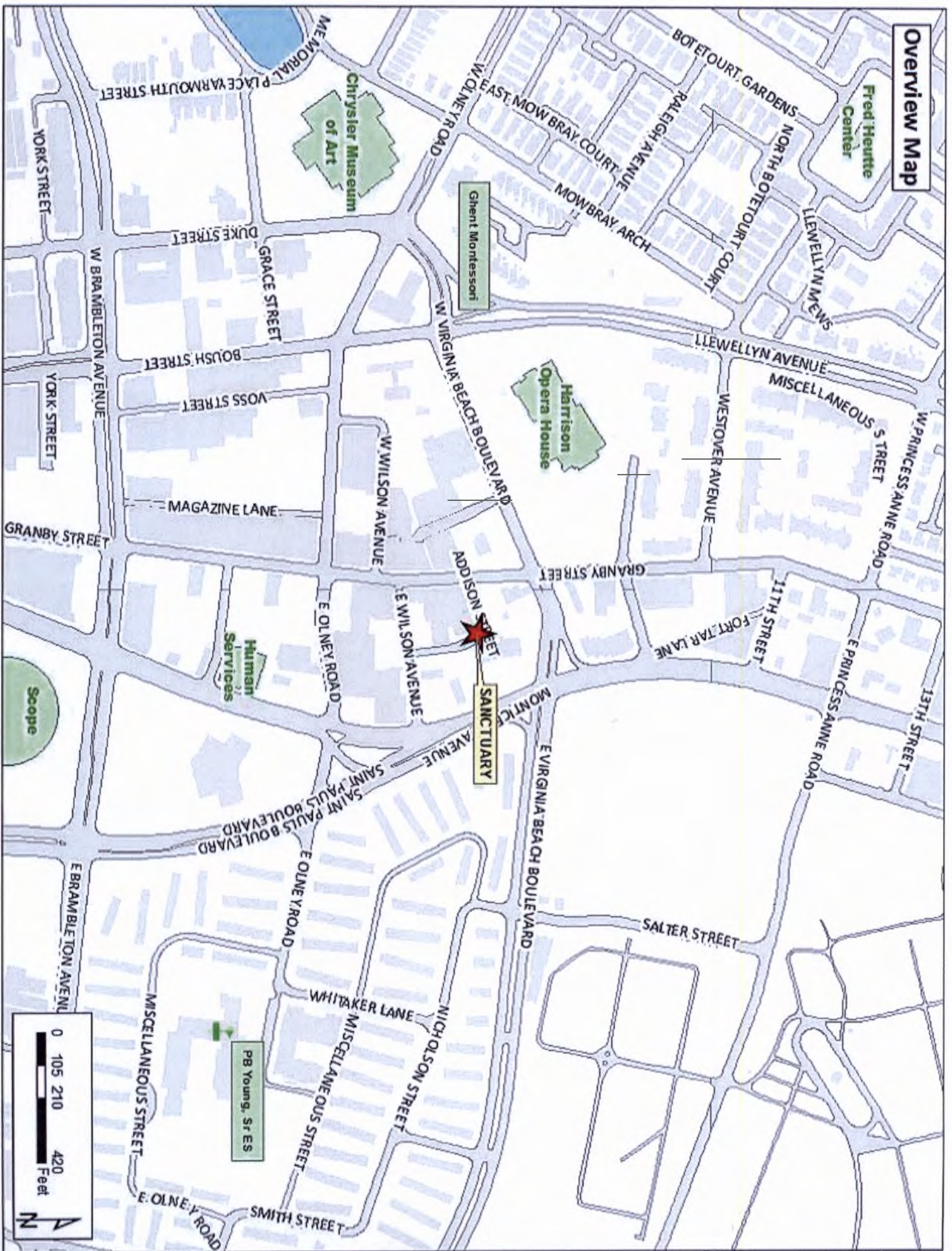
c. Number of employees

3

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 58 .

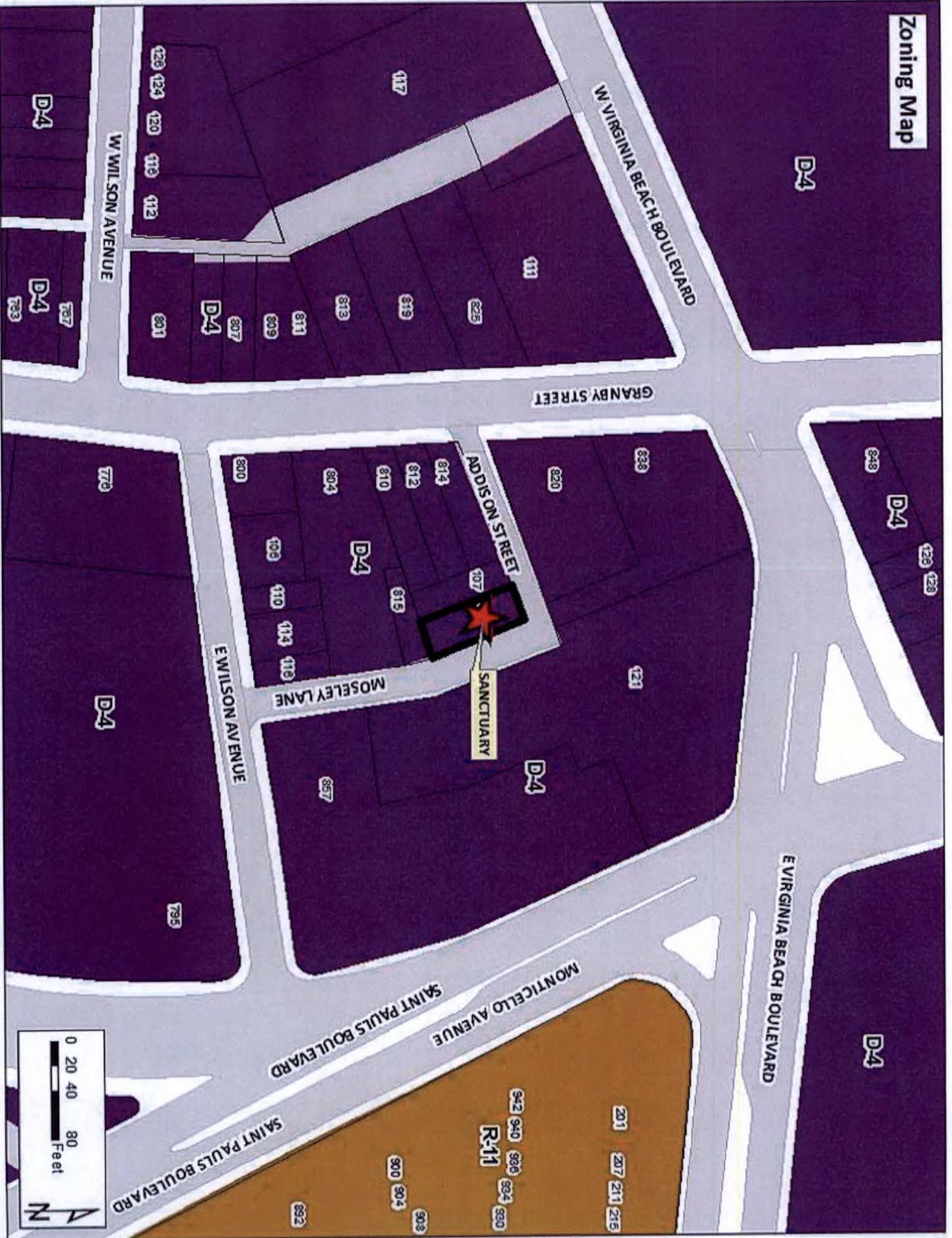
Overview Map



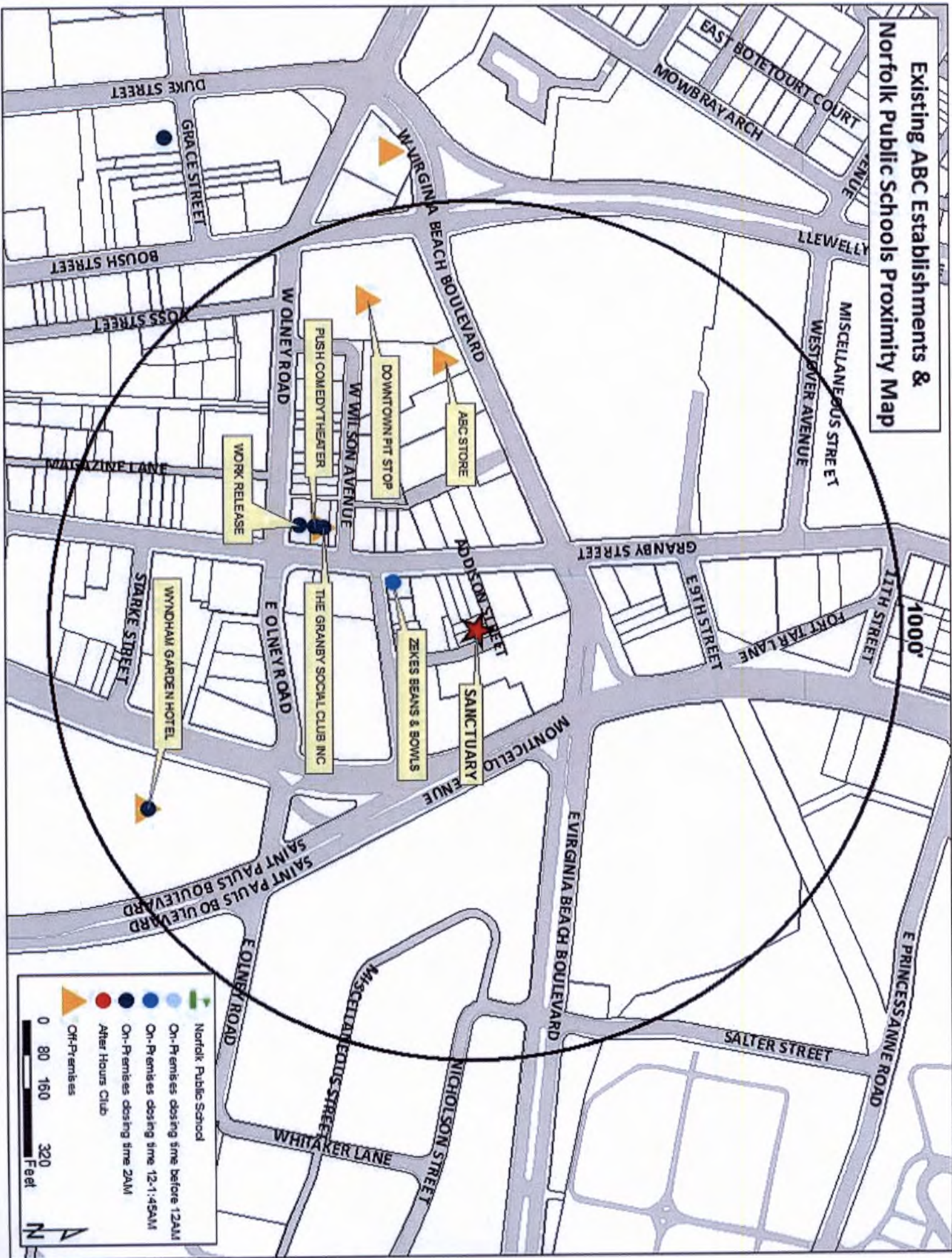
Location Map



Zoning Map



Existing ABC Establishments & Norfolk Public Schools Proximity Map



Norfolk Public School

On-Premises closing time before 12AM

On-Premises closing time 12-1:45AM

On-Premises closing time 2AM

After Hours Club

Off-Premises

0 80 160 320

Feet

N



**APPLICATION
ADULT USE SPECIAL EXCEPTION
EATING AND DRINKING ESTABLISHMENT
(Please print)**

Date 02/06/17

DESCRIPTION OF PROPERTY

Address 109 Addison St

Existing Use of Property Office

Proposed Use Gallery, Food Establishment with alcohol

Current Building Square Footage 800

Proposed Building Square Footage 800

Trade Name of Business (if applicable) Sanctuary

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Hannah (First) Parrish (MI) T

Mailing address of applicant (Street/P.O. Box): 9444 Wells Pkwy

(City) Norfolk (State) VA (Zip Code) 23503

Daytime telephone number of applicant (757) 583-8755 Fax ☐

E-mail address of applicant: treyhannah@gmail.com

**Application
Eating and Drinking Establishment
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) _____ (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) 804-814 Granby, LLC Kloeppel (First) Pam (MI)

Mailing address of property owner (Street/P.O. box): 501 Elizabeth Place

(City) Portsmouth (State) VA (Zip Code) 23704

Daytime telephone number of owner (757) 393-3633 email: pamkloeppel@cox.net

CIVIC LEAGUE INFORMATION

Civic League contact: Kevin Rafferty - 757-419-9161 dncl@welovenorfolk.org

Date(s) contacted: 02/04/17

Ward/Super Ward information: 2

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

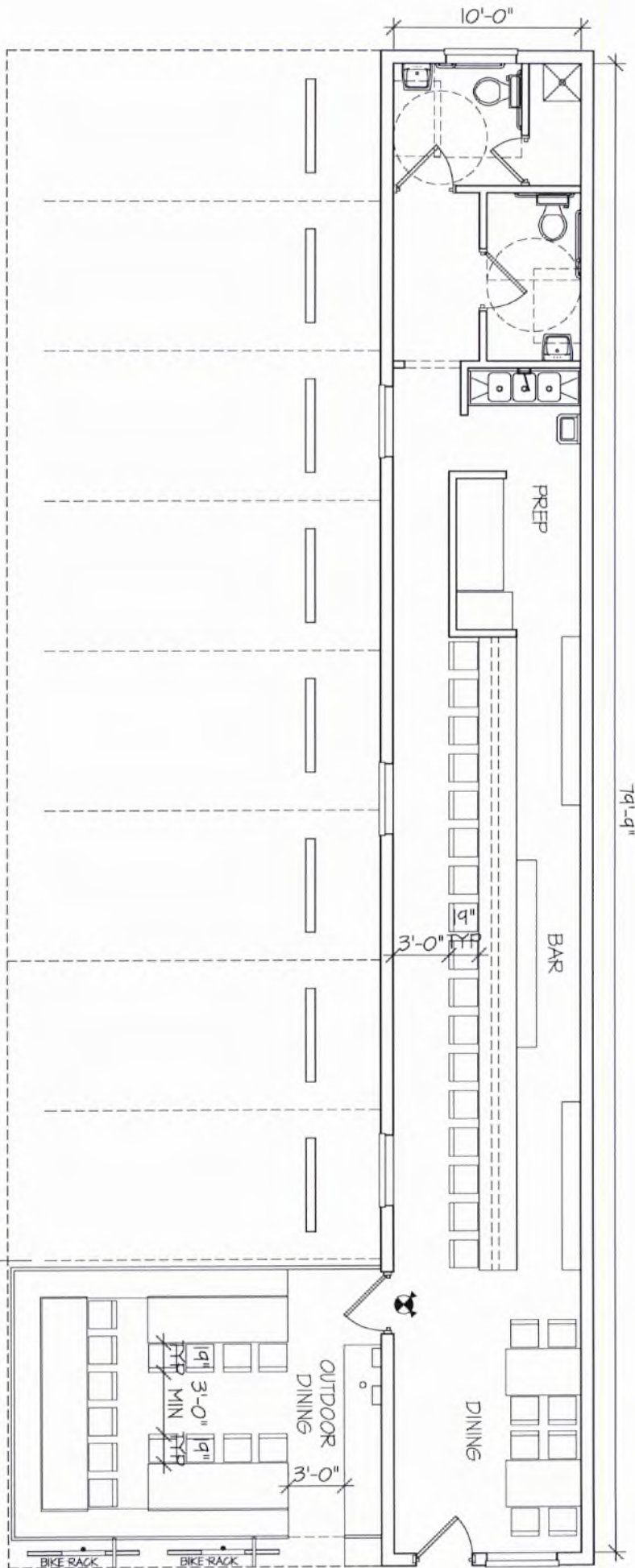
Print name: 804-814 Granby St LLC Sign: Pamela C Kloeppe 02/06/2017
(Property Owner or Authorized Agent of Signature) (Date)
804-814 Granby St LLC Pamela C Kloeppe
Print name: Prosper LLC Sign: Parrish Troy Hannah 02/06/2017
(Applicant) (Date)
Parrish Troy Hannah

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / / _____
(Authorized Agent Signature) (Date)

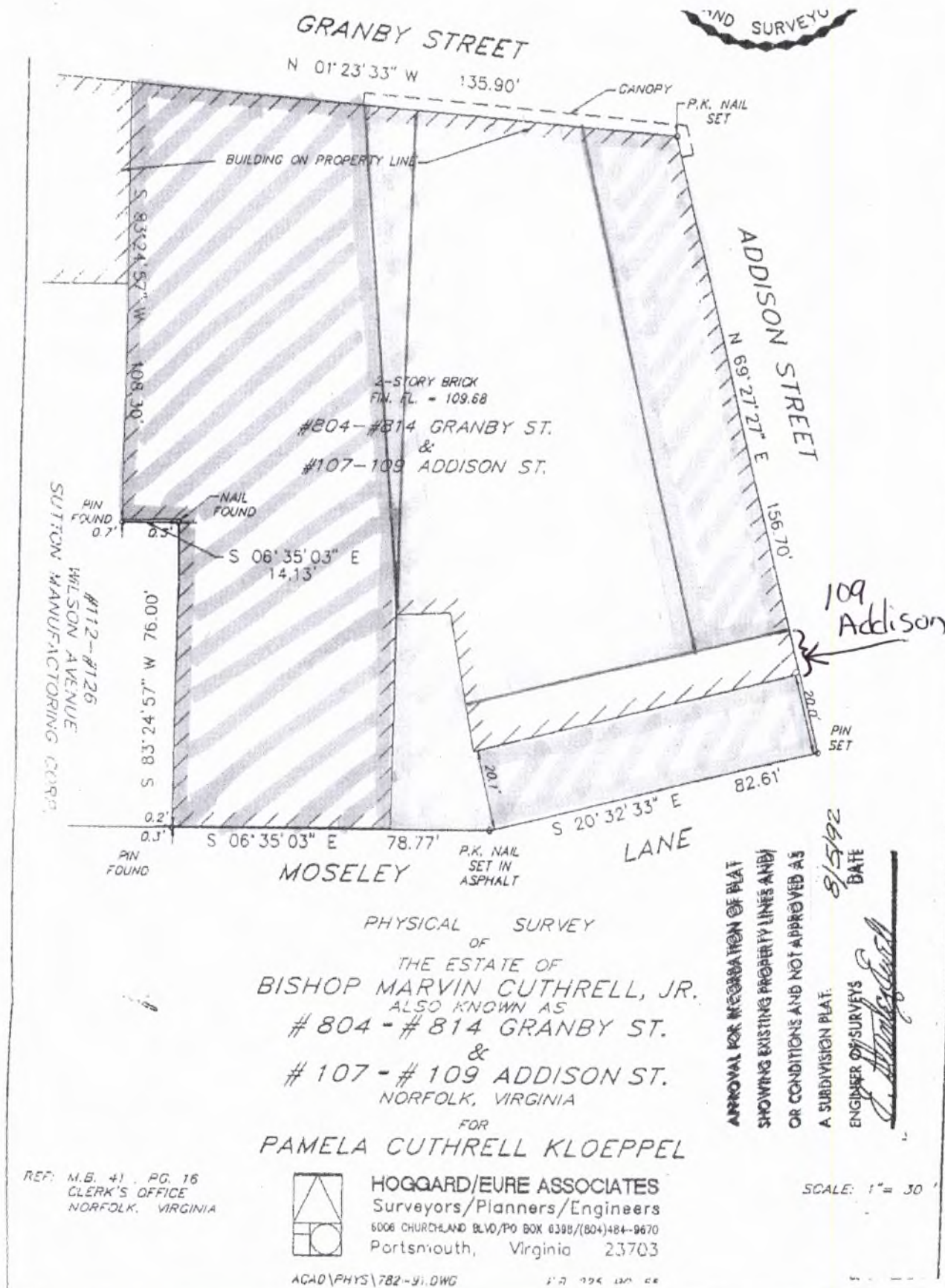
109 ADDISON STREET

1/8" = 1'-0"



OCCUPANCY CALCULATIONS	
DINING SEATS:	8
BAR SEATS:	17
OUTDOOR DINING:	30
STAFF:	3
TOTAL:	58





Sanctuary - Notification sent to all Property Owners within 300 feet

Property Owner	Property Address	Mailing Address	
Emmanuelidis, Anastasios	106 E Wilson Av	1307 Boissevain Ave	Norfolk VA
Eight-O-Four-814 Granby St Llc	107 Addison St	501 Elizabeth Pl	Portsmouth VA
Eight-O-Four-814 Granby St Llc	109 Addison St	501 Elizabeth Pl	Portsmouth VA
Emmanuelidis, Anastasios	110 E Wilson Av	1307 Boissevain Ave	Norfolk VA
Syr Inc	111 E Wilson Av	795 Monticello Ave	Norfolk VA
Slone, Lonnie A & Shelley M	111 W Virginia Beach Blvd	111 W Virginia Beach Blvd	Norfolk VA
Urban Discovery Ministries, Inc	121 E Virginia Beach Blvd	Po Box 6381	Norfolk VA
Bfs Retail & Comm. Operations, Llc	126 E Virginia Beach Blvd	Po Box 140990	Nashville TN
Bfs Retail & Comm. Operations, Llc	128 E Virginia Beach Blvd	Po Box 140990	Nashville TN
City Of Norfolk	160 W Virginia Beach Blvd	810 Union St Rm 900	Norfolk VA
Tak Acquisitions, Llc	772 Granby St	795 Monticello Ave	Norfolk VA
Emmanuelidis, Anastasios	800 Granby St	1307 Boissevain Ave	Norfolk VA
Schacherer, Joseph M Iii	801 Granby St 2a	801 Granby St Unit 2a	Norfolk VA
Malasics, Brian T	801 Granby St 2b	801 Granby St Apt 2b	Norfolk VA
Otero, Carlos & Andres	801 Granby St 2c	801 Granby St Unit 2c	Norfolk VA
Lee, Timothy R & Alice C	801 Granby St 3a	801 Granby St Unit 3a	Norfolk VA
Sullivan, Kevin M & Gail S	801 Granby St 3b	2272 Ancho Ave	Spring Hill FL
Talice, Llc	801 Granby St 4a	801 Granby St Unit 3a	Norfolk VA
Trammell, Nancy K	801 Granby St 4b	801 Granby St Unit 4b	Norfolk VA
Eight-O-Four-814 Granby St Llc	804 Granby St	501 Elizabeth Pl	Portsmouth VA
Phelps, Michael P	805 Granby St	805 Granby St	Norfolk VA
Prescott, Reuben G & Hazel R	807 Granby St	807 Granby St	Norfolk VA
Exotic Properties, Llc	809 Granby St	132 Freedom Ave	Powells Point NC
Eight-O-Four-814 Granby St Llc	810 Granby St	501 Elizabeth Pl	Portsmouth VA
Eight-O-Four-814 Granby St Llc	812 Granby St	501 Elizabeth Pl	Portsmouth VA
Exotic Properties, Llc	813 Granby St	132 Freedom Ave	Powells Point NC
Eight-O-Four-814 Granby St Llc	814 Granby St	501 Elizabeth Pl	Portsmouth VA
Exotic Holdings, Llc	819 Granby St	132 Freedom Ave	Powells Point NC
Retail Alliance Partners, Llc	820 Granby St	838 Granby St	Norfolk VA
Retail Alliance Partners, Llc	838 Granby St	838 Granby St	Norfolk VA
848 Granby, Llc	848 Granby St	Po Box 3175	Norfolk VA
Parker Oil Company Inc	857 Monticello Av	Po Box 120	South Hill VA
Emmanuelidis, Anastasios	N S E Wilson Av	1307 Boissevain Ave	Norfolk VA
Exotic Holdings, Llc	W S Granby St	132 Freedom Ave	Powells Point NC
Eight-O-Four-814 Granby St Llc	W S Moseley La	501 Elizabeth Pl	Portsmouth VA



Trey Hannah <trey.hannah@gmail.com>

thanks from DNCL

Downtown Norfolk Civic League <DNCL@welovenorfolk.org>
To: trey.hannah@gmail.com

Sat, Feb 4, 2017 at 9:40 AM

Hi Trey,

Thanks for our discussion this morning, your NEON project sounds very appealing.

Let me know if you need any more from DNCL, your artistically entrepreneurial approach is well appreciated here.

Regards,

Kevin Rafferty

DNCL President

dncl@welovenorfolk.org

mobile 757 419 9161

Simons, Matthew

From: McDonald, Colette
Sent: Tuesday, February 07, 2017 3:09 PM
To: 'dncl@welovenorfolk.org'; Miller, Mary
Cc: Whibley, Terry; McClellan, Andria; Simons, Matthew; Howard, Oneiceia
Subject: New Planning Commission Application - 109 Addison St.
Attachments: Application.pdf

Ms. Miller and Mr. Rafferty,

Attached please find an application from **SANCTUARY**, for a special exception to operate an eating and drinking establishment at 109 Addison Street.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

This item is tentatively scheduled for the March 23, 2017 Planning Commission public hearing.

Thank you,

Colette McDonald
City of Norfolk Planning Technician



Planning Department
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Norfolk, VA 23510
Email | Colette.McDonald@Norfolk.gov
Phone | (757) 664-6771